

**TRANSFER
TAX
PAID**

**WARRANTY DEED
(JOINT TENANCY)**

38-103

First Congregational Housing Ministry, a religious corporation duly organized and existing under the laws of the State of Maine and having an office in Waterville. Kennebec County, Maine, for consideration paid, *grants* to **Eunice B. Spooner**, of Sidney, Kennebec County, Maine, and **Peter Spooner**, of Hollis, Hillsborough County, New Hampshire, with *Warranty Covenants, AS JOINT TENANTS*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows, to-wit:

PARCEL #1

A certain lot or parcel of land situate in ~~Waterville~~, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots seven (7) and eight (8) according to a plan of lots owned by the A. F. Hutchinson Land Co., Inc. called Cool Street Home Sites, said plan being made by Ernest W. Branch, surveyor, dated July 2, 1923, and recorded in the Kennebec County Registry of Deeds. Said lots taken together measure sixty (60) feet on Cool Street, each lot being one hundred (100) feet deep. Each lot contains three thousand (3000) square feet, more or less, according to said plan.

This conveyance is made subject to the following restrictions: No house or other buildings to be erected on said lots to cost less than twenty-five hundred dollars (\$2,500.00), except that after such house or other buildings have been built, such outbuildings as may be suitable and appurtenant may then be constructed. Said A. F. Hutchinson Land Co., Inc. does not hold itself liable for the enforcement of these restrictions. All buildings must be set back from the street at least fifteen (15) feet.

PARCEL #2

A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots numbered nine (9) and ten (10) according to a plan of lots at Cool Street Home Sites made for the A. F. Hutchinson Land Co., Inc. by Ernest W. Branch, surveyor, dated July 2, 1923, and recorded in the Kennebec County Registry of Deeds in the Portfolio.

Each lot measures about thirty (30) feet on Cool Street, and has a depth of about one hundred (100) feet, containing about three thousand (3,000) square feet, according to said plan.

This conveyance is made subject to the following restrictions: No house or other buildings to be built on said lots to cost less than twenty-five hundred dollars (\$2,500.00), except that after such house or other building has been built, such out buildings as may be suitable and appurtenant may then be built. All buildings must be set back at least fifteen (15) feet from the street line.

PARCEL #3

A certain lot or parcel of land situate in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being lots numbered forty-two (42), forty-three (43), and fifty-one (51) according to a plan of lots at Cool Street Home Sites belonging to said grantor. Said plan being made by Ernest W. Branch, Civil Engineer, dated July 2, 1923, and recorded in the Portfolio in the Kennebec County Registry of Deeds.

This conveyance is made subject to the following restrictions: No house nor other building to be built or placed on said lots to cost less than twenty-five hundred dollars (\$2,500.00) except that after such home has been built, such outbuildings as may be suitable and appurtenant may then be erected. All buildings must be set back at least fifteen (15) feet from the street line. Lot numbered fifty-one (51) is subject to the easement of the Kennebec Water Company as shown on said plan. Said grantor does not hold itself liable for the enforcement of these restrictions.

EXCEPTING AND RESERVING a certain lot or parcel of land conveyed to David C. Gagnon by deed of John

E. Lawrence and Rhodora S. Lawrence dated October 2, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4239, Page 331, more particularly bounded and described as follows, to-wit:

"Commencing at a 5/8 inch capped iron rebar at the North West corner of Lot 52 as shown on a plan entitled Cool Street Home Sites, and recorded in Kennebec County Registry of Deeds, Plan Book 8, Pages 76 and 77, said rebar is on the Southerly side of Moody Street; thence S 37-02-27 E 150.81 feet along the Westerly line of Lot 52 to a 5/8 inch capped rebar set in the ground; thence continuing on the same course to the Messalonskee Stream; thence following the northerly edge of the stream to a point and land of Robert J. and Julia Bolduc which is S 37-02-27 E from a capped 5/8 inch iron rebar set in the ground, (a tie line between the two last mentioned rebars is N 47-51-07 E 30.12 feet); thence N 37-02-27 W 153.49 feet by land of said Bolduc to a capped 5/8 inch iron rebar on the Southerly side line of Moody Street; thence following the Southerly side of Moody Street N 52-57-33 E 30.00 feet to the point of beginning, containing 5000± sq. feet. Reference is also made to a plan for Francis Carter by Pickett Land Survey Inc. dated September 15, 1992.

Meaning and intending to convey Lot 51 as shown on a plan of lots owned by the A. F. Hutchinson Land Co., Inc. called Cool Street Home Sites, said plan prepared by Ernest W. Branch, C.E., dated July 2, 1923 and recorded in the Kennebec Registry of Deeds in Plan Book 8, Pages 76 and 77. Lot 51 is a portion of the property conveyed from Rosaline M. Lowe to John E. Lawrence and Rhodora S. Lawrence, the herein Grantors, by Warranty Deed dated December 14, 1987, and recorded December 16, 1987 in the Kennebec County Registry of Deeds in Book 3282, Page 192."

Being the same premises conveyed to the First Congregational Housing Ministry by Warranty Deed of John E. Lawrence and Rhodora S. Lawrence dated August 18, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8085, Page 216.

WITNESS its hand this 28th day of April, 2008.

First Congregational Housing Ministry

Horna L. Chapman
Witness

By: Lora S. Downing
Lora S. Downing
President

State of Maine
Kennebec, ss

April 28th, 2008

Then personally appeared the above named Lora S. Downing and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me

Robert J. Ringer, Jr.
Notary Public

Robert J. Ringer, Jr.
Typed / Printed Name - Notary Public

Received Kennebec SS.
04/29/2008 9:03AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS